



Delegated Report

Householder Planning Application

Planning Application No: 20211510

Location: 1 Orchard Avenue Gravesend Kent DA11 7NX

Description: Extension of front porch and erection of a single storey rear, part two storey side and front extensions.

Applicant: Mr And Mrs Sandeep Bratch

Submitted Documents/Plans

- Application Form Received 06/12/2021
- Drawing No: 1OA/A3/05 (Existing & Proposed Side Elevations) Received 07/12/2021;
- Drawing No: 1OA/A3/01 (Site Location Map & Existing Floor Plans) Received 07/12/2021;
- Drawing No: 1OA/A3/02 (Existing & Proposed Front & Rear Elevations) Received 06/12/2021;
- Drawing No: 1OA/A3/03 (Proposed Floor Plan) Received 06/12/2021;
- Drawing No: 1OA/A3/04 (Proposed First Floor Plan) Received 06/12/2021;
- Drawing No: 1OA/A3/06 (Existing & Proposed Block Plans) Received 06/12/2021.

Relevant Planning History

Reference	Description	Outcome	Decision Date
20210696	Extension of front porch and erection of part single, part two storey rear and side extension.	Refused	08.10.2021
19820853	Erection of single storey rear extension to form enlarged kitchen and construction of dormer extension in the side roof slope to form enlarged bathroom and enlarged bedroom	Permitted	18.01.1983

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF (2021) sets out those policies within adopted local plans should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary. Such reviews are also a legal requirement as set out in Regulation 10A of the Town and

Country Planning (Local Planning) England Regulations 2012.

The Council undertook such a review in September 2019 and The review found that the adopted Local Plan Core Strategy is in need of a partial review in terms of Policy CS02 due to the increased need for housing since the Local Plan Core Strategy was adopted and the need to ensure a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) general conform with the National Planning Policy Framework (2021), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2021)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving well-designed places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)

Consultations, Publicity and Representations

GBC – Highways Officer

No Objections

Neighbouring properties

The application was advertised by way of letter to eight surrounding properties. The consultation period expired on 4th January 2022 and no comments were received.

Analysis

Proposal

This application seeks planning permission for the extension of a front porch and erection of a single storey rear, part two storey side and front extensions.

The front porch will extend approx. 2.2m to the front and will be approx. 3.1m wide. It will be 2.8m high with a mono pitched roof. The existing garage will also be extended and built in line with the porch and share the same roof from. The garage will be accessible integrally and include a garage door in the front elevation, the porch will have a cupboard area internally.

The rear extension will project approx. 3.0m to the rear on the eastern side and 5.0m to the rear on the western side. It will be approx. 3m high with a flat roof and a roof lantern on the western side. There will also be two bifold doors and a window in the rear elevation the rear extension will allow for the creation of a kitchen diner area.

To the first floor there will be a side extension which will create an additional bedroom and ensuite.

Character and Appearance

The application site is a detached two storey dwelling with a driveway to the front and planted front garden. The dwelling has a garage to the eastern side and a flat roof dormer in its cat slide roof. The properties within the streetscene are mixed in design and type.

The property has been previously extended some time ago in the form of a single storey rear extension and

an extension to the roof slope and subsequent addition of a dormer to this. The current submission is a reworking on 20210696 which was refused due to the development being out of character and an incongruous addition.

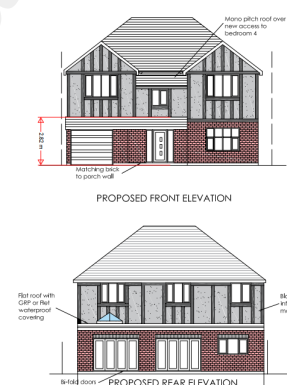
The current proposal would see the addition of a front extension to the porch/garage, which will be finished with a mono pitched roof and materials to match the existing house. To the first floor there will be an extension which will be finished with a dual pitched roof to the first floor level on the eastern side with a front facing gable, the gable will be identical to the existing front facing gable on the western side and there will be a monopitch roof in the centre of both gables. There will also be a single storey flat roof extension.

The front porch/garage extension will appear subservient to the dwelling and the mono pitched roof will appear complementary. The rear extension with a depth of 5m is large, however, on balance, it is single storey and not visible from a public vantage point, and so it would not harm the existing streetscene. The first floor extension balances the development and is an improved designed to the original submission.

Submission under 20210696:



Current proposal



The proposed development is an improved and tidier version of the original application and improves the original juxtaposed design. The revision has adequately addressed the concerns raised in original refusal and therefore the current proposal is deemed compliant with Policy CS19 of the Core Strategy 2014.

Amenity of Future Occupiers

The proposals leave a suitable amount of garden space for the future occupiers of the dwelling and therefore no objections are raised.

Neighbouring Amenity

The two storey side/rear extension is located on the eastern side of the building close to the neighbour 'Evalon'. This neighbour has a first floor flank windows overlooking the site that is high level and secondary window that serves a bedroom. Any loss of outlook or daylight to this window is not significant as this is not the sole window. The proposed development will not have any windows in the flank elevation so the privacy of this property is maintained.

Due to the path of the sun there will be no detrimental impact on sunlight or daylight of any neighbouring properties.

In Order to further maintain privacy a condition will be imposed to ensure there are no further openings created in the flank elevations and to ensure the proposed window serving the ensuite is retained as obscured glazed.

The proposed extensions and alterations therefore comply with the objectives of Policy CS19 of the Core Strategy 2014 and para. 130f of the National Planning Policy Framework 2021 and adequately safeguard the amenity of adjoining occupiers.

Parking and Highways

The highways officer was consulted and his comments state:

"I have no highway objections, the garage is an improvement on the existing one and there is still space to park a vehicle on the drive."

There is ample on street parking and the possibility to increase off road parking on the site whilst still retaining some landscaping. No objections are therefore raised in terms of parking or highway safety.

Conclusion & Recommendation

The proposal is considered compliant with CS19 of the Local Plan Core Strategy 2014 and so permission is recommended.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	19th January 2022	Dated:	19th December 2022